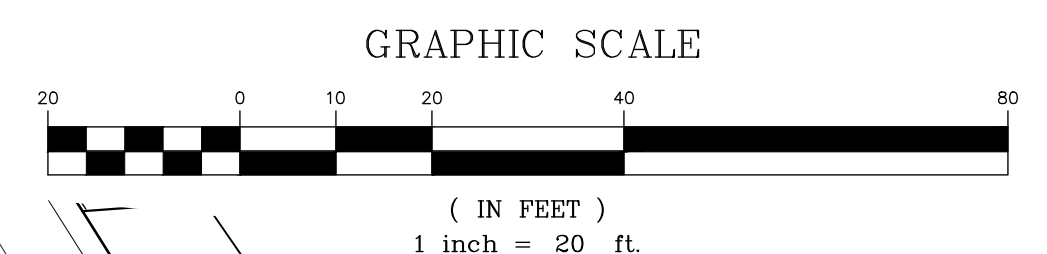


- DEMOLITION NOTES:**
- THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES, PAVEMENT, SIGNS, POLES, CURBING, CONCRETE WALKS, UTILITIES, ETC., SHALL BE REMOVED AS NECESSARY TO CONSTRUCT WORK, UNLESS OTHERWISE NOTED TO REMAIN. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES FROM DATA AS SHOWN ON DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED. CLEARING LIMITS ARE THE EDGE OF THE PROPERTY AND THE LIMITS OF WORK.
 - ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION AREA, UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
 - ALL EXISTING PAVED SURFACES WITHIN THE LIMITS OF WORK THAT ARE TO REMAIN SHALL BE RECLAIMED TO MINIMUM DEPTH OF 12" AND REGRADED AS SHOWN ON THE GRADING AND DRAINAGE PLAN. RECLAIMED ASPHALT SHALL CONFORM TO STATE SPECIFICATIONS. PRIOR TO REMOVAL, PAVEMENT SHALL BE SAWCUT AT ALL ENTRANCES AND LIMITS OF REMOVAL.
 - ALL EXISTING GRANITE CURBING TO BE REMOVED SHALL BE STOCKPILED IN AN AREA TO BE DESIGNATED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER SHALL INSPECT GRANITE CURBING TO BE RESET AND APPROVE LOCATION OF RESET CURBING. THE CONTRACTOR SHALL NOT INSTALL USED CURBING AT ANY ENTRANCE LOCATIONS.
 - ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, UNLESS OTHERWISE NOTED ON THE PLANS, IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
 - EXISTING WATERLINES AND HYDRANTS TO BE REMOVED SHALL BE CAPPED AT EXISTING WATERMAIN.
 - EXISTING GAS SERVICE LINES ARE TO BE REMOVED ON-SITE UP TO EXISTING GASMAIN LINES OR VALVES.
 - ALL CURBING, CONCRETE, PAVEMENT, BUILDINGS AND SUBBASE MATERIALS LOCATED WITHIN PROPOSED LANDSCAPED AREAS SHALL BE REMOVED AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS. (SEE ALSO LANDSCAPE PLAN).
 - SEE LANDSCAPE PLAN FOR "TREES TO BE SAVED" AND DETAILS ASSOCIATED WITH LANDSCAPED AREAS.
 - IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
 - SEWER LINES SHALL BE DISCONNECTED IN ACCORDANCE WITH LOCAL STANDARDS AND REGULATIONS.
 - EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND ANY EARTH MOVING OPERATIONS. SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF IMPACT AREAS ACCORDING TO THE DETAILS SHOWN ON SHEET E1.
 - EXCAVATED MATERIALS WILL BE PLACED WITHIN UPLAND AREAS AS FILL MATERIAL OR HAULED OFF-SITE FOR DISPOSAL IN AN APPROPRIATE UPLAND LOCATION.



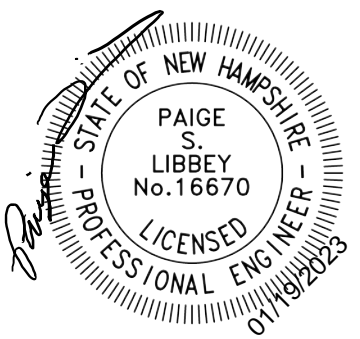
PROJECT PARCEL
CITY OF PORTSMOUTH
TAX MAP 175, LOTS 1, 2, & 3

APPLICANT
TUCK REALTY CORP.
ATTN: TURNER PORTER
149 EPPING RD., SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
80,484 SQ. FT.
1.85 ACRES

Design: JAC Draft: DJM Date: 01/05/22
Checked: JAC Scale: 1"=20' Project No.: 21254
Drawing Name: 21254-PLAN.dwg

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6	10/18/22	REVISED PER REVIEW ENGINEER AND TAC COMMENTS	DJM
5	9/23/22	REVISED PER UTILITY COMPANY	DJM
4	9/20/22	REVISED PER REVIEW ENGINEER COMMENTS	DJM

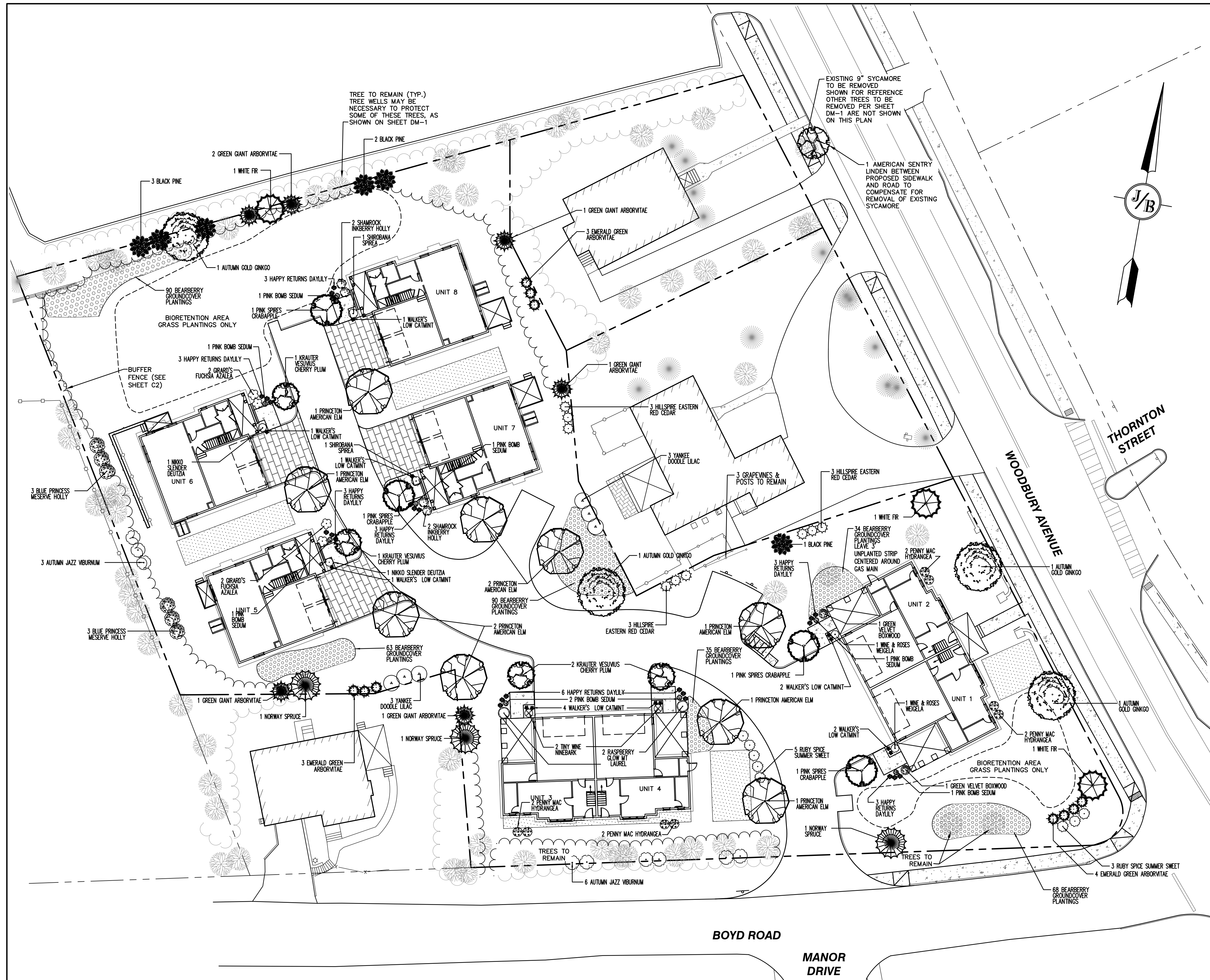
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DEMOLITION PLAN
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894

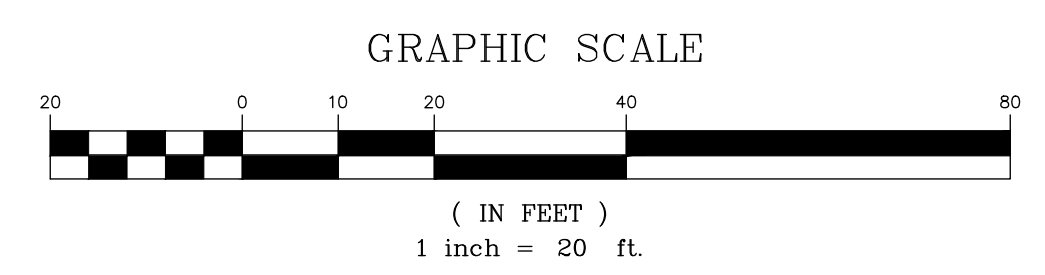
DRAWING No.
DM-1
SHEET 3 OF 23
JBE PROJECT NO. 21254



LANDSCAPE NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
- PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
- ALL WORK AND PLANTS SHALL BE DONE, INSTALLED AND DETAILED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY DURING THE FIRST GROWING SEASON. IRRIGATION SHALL BE UTILIZED FOR AT LEAST THE FIRST TWO YEARS OF PLANT GROWTH.
- ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION, EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS SPECIFIED.
- ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
- FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
- ALL LANDSCAPING SHALL MEET THE CITY OF PORTSMOUTH STANDARDS AND REGULATIONS.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIFLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO 'WEEDBLOCK' BY EASY GARDENER OR DEWITT WEED BARRIER.
- ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 12" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
- THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.
- IRRIGATION PIPING SYSTEM SHALL BE REVIEWED AND APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION.
- THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
- ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE, AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED, AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.
- SEE TYPICAL PLANTING DETAILS ON SHEET D5.
- IF TREES SCHEDULED TO REMAIN NEED TO BE REMOVED OR BECOME UNHEALTHY, ADDITIONAL TREES WILL NEED TO BE PLANTED TO THE SATISFACTION OF THE PLANNING DEPARTMENT.
- NO LOAM OR OTHER TOPSOIL SHALL BE REMOVED FROM THE SITE AS PART OF SITE DEVELOPMENT. TOPSOIL SHALL BE APPROPRIATELY STOCKPILED AND STABILIZED FOR REDISTRIBUTION WITHIN NEW PLANTING AREAS.
- NEW PLANTINGS SHALL BE MONITORED AND MAINTAINED FOR AT LEAST TWO YEARS. IF AFTER ONE YEAR THE PLANTINGS DO NOT HAVE AT LEAST AN 80% SUCCESS RATE, REPLANTING WILL BE REQUIRED.
- "SMART CONTROLLERS" SHALL BE UTILIZED FOR THE PLANNED IRRIGATION OF LANDSCAPED AREAS FOR MORE EFFICIENT USE OF WATER RESOURCES. USE RECYCLED WATER WHENEVER POSSIBLE FOR IRRIGATION NEEDS.

Quantity	Botanical Name	Common Name	Size
TREES			
3	Abies concolor	WHITE FIR	7-8 FT. HT.
4	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	3" CALIPER
9	Juniperus virginiana 'Hillspire'	HILLSPIRE EASTERN RED CEDAR	7-8 FT. HT.
4	Malus x 'Pink Spires'	PINK SPIRES CRABAPPLE	2" CALIPER
3	Picea abies	NORWAY SPRUCE	8-9 FT. HT.
6	Pinus nigra	BLACK PINE	7-8 FT. HT.
4	Prunus cerasifera 'Krauter Vesuvius'	KRAUTER VESUVIUS CHERRY PLUM	2" CALIPER
10	Thuja occidentalis 'Smaragd Emerald'	EMERALD GREEN ARBORVITAE	5-6 FT. HT.
6	Thuja plicata 'Green Giant'	GREEN GIANT ARBORVITAE	7-8 FT. HT.
1	Tilia americana	AMERICAN SENTRY LINDEN	3" CALIPER
9	Ulmus americana 'Princeton'	PRINCETON AMERICAN ELM	3" CALIPER
SHRUBS			
4	Azalea 'Girard's Fuchsia'	GIRARD'S FUCHSIA AZALEA	5 GALLON
2	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	5 GALLON
8	Clethra alnifolia 'Ruby Spice'	RUBY SPICE SUMMER SWEET	3 GALLON
2	Deutzia gracilis 'Nikko'	NIKKO SLENDER DEUTZIA	3 GALLON
8	Hydrangea macrophylla 'Penny Mac'	PENNY MAC HYDRANGEA	5 GALLON
4	Ilex glabra 'Shamrock'	SHAMROCK INKBERRY HOLLY	3 GALLON
6	Ilex x meserveae 'Blue Princesses'	BLUE PRINCESS MESERVE HOLLY	7 GALLON
2	Kalmia latifolia 'Raspberry Glow'	RASPBERRY GLOW MT LAUREL	3 GALLON
2	Physocarpus opulifolius 'SMNPOTW'	TINY WINE NINEBARK	3 GALLON
2	Spiraea japonica 'Shirobana'	SHIROBANA SPIREA	3 GALLON
6	Syringa vulgaris 'Yankee Doodle'	YANKEE DOODLE LILAC	5 GALLON
9	Viburnum dentatum 'Autumn Jazz'	AUTUMN JAZZ VIBURNUM	5 GALLON
2	Weigela florida 'Alexandra'	WINE & ROSES WEIGELA	3 GALLON
PERENNIALS			
374	Arctostaphylos uva-ursi	BEARBERRY	4" POTS
24	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 GALLON
12	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1 GALLON
8	Sedum 'Pink Bomb'	PINK BOMB SEDUM	1 GALLON



Design: JAC Draft: DJM Date: 01/05/22
 Checked: JAC Scale: 1"=20' Project No.: 21254
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REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 E-MAIL: JBE@JONESANDBEACH.COM FAX: 603-772-0227
 Stratham, NH 03885

Plan Name:	LANDSCAPE PLAN
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894

DRAWING No.
L1
 SHEET 10 OF 23
 JBE PROJECT NO. 21254

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

January 19, 2023

Portsmouth Department of Public Works
Attn: Dave Desfosses
680 Peaverly Hill Road
Portsmouth, NH 03801

**RE: Tree Removal Letter
212, 214 & 216 Woodbury Avenue, Portsmouth, NH
Tax Map 175, Lots 1, 2, 3
JBE Project No. 21254**

Dear Mr. Desfosses,

On behalf of our client, Tuck Realty Corporation, Jones & Beach Engineers, Inc. respectfully requests to be heard by the Trees & Public Greenery Committee in order to remove one existing Sycamore tree on Woodbury Avenue for the installation of a sidewalk. Another tree, a 3" Caliper American Sentry Linden, will be planted in the grass strip near this tree location. The sidewalk location is a requirement of the Technical Advisory Committee.

Please contact me if you have any questions. Thank you very much for your time.

Included with this submission are the following:

1. One copy of Demolition Plan (Sheet DM-1) and Landscape Plan (Sheet L1).
2. Photo of existing Sycamore.
3. Photo of Proposed American Sentry Linden.

Very truly yours,

JONES & BEACH ENGINEERS, INC.



Daniel Meditz, E.I.T.
Project Engineer

cc: Michael Garrepy (via email)
Maxwell Wiater, Certified Arborist (via email)
Lise McNaughton, LM Land Design (via email)
Stefanie Casella, Portsmouth Planning Department (via email)
Peter Stith, Portsmouth Planning Department (via email)



Existing 9" Sycamore (Google street view, 9/2019)



Proposed Replacement American Sentry Linden